



Patrick Zenner <patrick.zenner@como.gov>

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## Case#16-2025: 806 Boulder Drive CUP for STR

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Linda Lafferty Ladd <linda.ladd47@gmail.com>  
To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Wed, Nov 13, 2024 at 9:42 PM

Dear Mr Zenner,

My husband and I **OPPOSE** Case#16-2025: 806 Boulder Drive Conditional Use Permit (CUP) for Short Term Rental (STR) request.

We own 707 Ames Drive which is located a few houses from 806 Boulder.

We purchased 707 Ames in the early 2000s based on the **quiet, RESIDENTIAL, single-family nature of the Seven Oaks neighborhood**. We would not purchase Ames today if STR properties were allowed in the neighborhood. Who wants to live close to a parade of eight transient strangers nightly for 210 nights per year? How would Massie Holdings, LLC assure that their transient guests abide by our HOA covenants and rules?

**Seven Oaks neighborhood is not a tourist destination and transient guests are not conducive to a residential, family-oriented environment.** We are concerned that this potential 806 Boulder Drive **Short Term Rental property would detract from the AMBIENCE, SAFETY, COMFORT and PROPERTY VALUE** of nearby homes.

As you deliberate Case #16-2025, please consider the financials of this request. The potential **monetary gain for a STR owner could come at the expense of all other Seven Oaks property owners such as Don and me.**

**Please do not allow a Short Term Rental property near the home we've owned and maintained for almost twenty years.**

Thank you for your careful consideration of Case#16-2025.

Don and Linda Ladd

Linda Lafferty Ladd  
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